



23rd Avenue

VIEW 3

Evans Police Department

VIEW 2

42nd Street

VIEW 1







## Evans Police Department

View 1: Overall View Looking North 03.04.2021

*Conceptual Rendering for Discussion Only,  
Subject to Actual Site Selection and Facility  
Design*







## Evans Police Department

View 2: Public Entry 03.04.2021

*Conceptual Rendering for Discussion Only,  
Subject to Actual Site Selection and Facility  
Design*





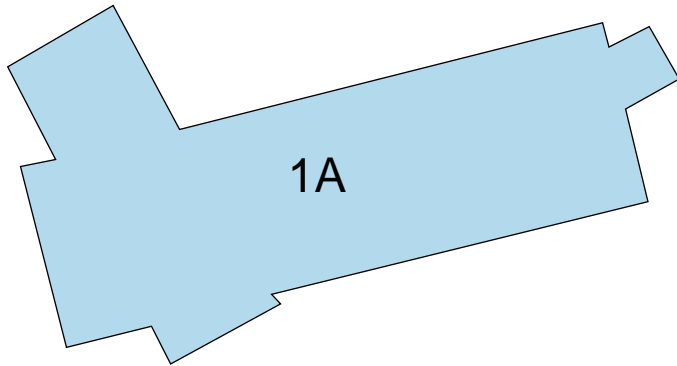


## Evans Police Department

View 3: Staff Entry 03.04.2021

*Conceptual Rendering for Discussion Only,  
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Design*





*This concept plan explores a new Police Department on a new site, with a "backfill" remodel opportunity to expand City Administration into the space vacated by the Police Department.*

SITE CONCEPT PLAN 1.1 - New PD Facility on New Site (One-Story)						
Phase	Work Description	Soft Costs	Addition DGSF	Remodel SF	Unit Cost	Probable Cost
1A	Police		41,000		\$400	\$16,400,000
1B	Sitework		110,000		\$10	\$1,100,000
2	City Administration Remodel			8,305	\$200	\$1,661,000
	<b>Sub-Total Hard Costs</b>					<b>\$19,161,000</b>
	Soft Cost	22%				\$4,215,420
	<b>TOTAL COST</b>					<b>\$23,376,420</b>
1	<i>Costs do not factor in the escalation needed for future construction phasing of the work.</i>					
2	<i>Single story baseline unit cost is \$400/sf.</i>					
3	<i>Costs include a \$200 /sf unit cost to remodel the area vacated by the PD.</i>					
4	<i>Soft costs are costs that are not direct construction costs (Hard Costs) and can include design fees, furniture, fixtures, equipment, taxes, insurance, legal, and permitting fees.</i>					
5	<i>Sitework unit cost is \$10. This may vary depending on required infrastructure development.</i>					
6	<i>PD Facility cost without the City Administration remodel is estimated to be \$21,350,000.</i>					

## PROs

- 1 Lower cost, most operationally efficient plan due to having no planning constraints related to building around an existing facility.
- 2 Secure parking with staging pad. Overall parking count can be provided for to meet all operational needs.
- 3 Drive-through sally port.
- 4 No impact to the existing municipal building and PD during construction.
- 5 PD has direct public entry and a separate secure staff entry.
- 6 PD has a reasonable amount of "stand-off" distance from areas having public vehicular access.
- 7 Two points of emergency vehicular access.
- 8 Existing municipal site will have more room to expand to meet future departmental growth needs.
- 9 PD has a strong iconic street presence.
- 10 New site allows PD facility to be configured for better passive energy / high performance design.
- 11 New site allows PD facility to be configured for better views and staff outdoor spaces for improved wellness design.

## CONS

- 1 This site presents a more suburban solution and there may be more opportunity for casual community engagement at the municipal site.